

**NO TRANSFER
TAX PAID**

WARRANTY DEED

52-91

KNOW ALL MEN BY THESE PRESENTS, that **ARLENE THELMA PROCTOR**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **WILLIAM GERALD PROCTOR**, of Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said William Gerald Proctor, his heirs and assigns forever, a certain lot or parcel of land together with any buildings thereon located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Commencing at the southeasterly corner of the lot of land fronting on Elmwood Avenue now or formerly occupied by Charles P. Vigue (a/k/a Charles P. Veilleux); thence westerly at right angles forty-one feet (41') to an iron pin in the easterly line of North Street; thence southeasterly one hundred fifty-three and three tenths feet (153.3') to an iron pin at the point of intersection of said easterly line of North Street and in the northerly line of Sanger Avenue; thence northeasterly along the easterly line of lot number two (2) on a plan of the Sanger Avenue lots made by Ira E. Getchell, one hundred twenty-five feet (125'); thence westerly ninety-seven and thirty-three hundredths feet (97.33') to the point of beginning.

Also, another certain lot or parcel of land located adjacent to the above (next easterly) in said Waterville and bounded and described as follows:

Lot number three (3) lying on the northerly side of Sanger Avenue, so-called, according to a survey and plan made by Ira E. Getchell and recorded in Kennebec County Registry of Deeds, to which plan reference is hereby made.

MEANING AND INTENDING to convey the same premises as conveyed to William Proctor and Arlene Proctor by Warranty Deed of Harvey Lee Bureau dated May 20, 1991 and recorded in Kennebec County Registry of Deeds in Book 3912, Page 299.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said William Gerald Proctor, his heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said William Gerald Proctor, his heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, I, the said **Arlene Thelma Proctor** have hereunto set my hand and seal this 25th day of May, 2005.

Signed, Sealed and Delivered
in presence of

Angela N. Hanson

Arlene Thelma Proctor

ARLENE THELMA PROCTOR
By: **AMANDA S. PROCTOR**
under Power of Attorney dated
May 18, 2005

STATE OF MAINE
Kennebec, ss.

May 25, 2005

Personally appeared the above named **Amanda S. Proctor**, as attorney-in-fact for the above-named **Arlene Thelma Proctor** and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said **Arlene Thelma Proctor**.

Before me,

Angela N. Hanson
Notary Public/~~Attorney at Law~~

ANGELA N. HANSON
Notary Public, Maine
My Commission Expires August 12, 2010

Printed Name

Received Kennebec SS.
05/31/2005 8:24AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS